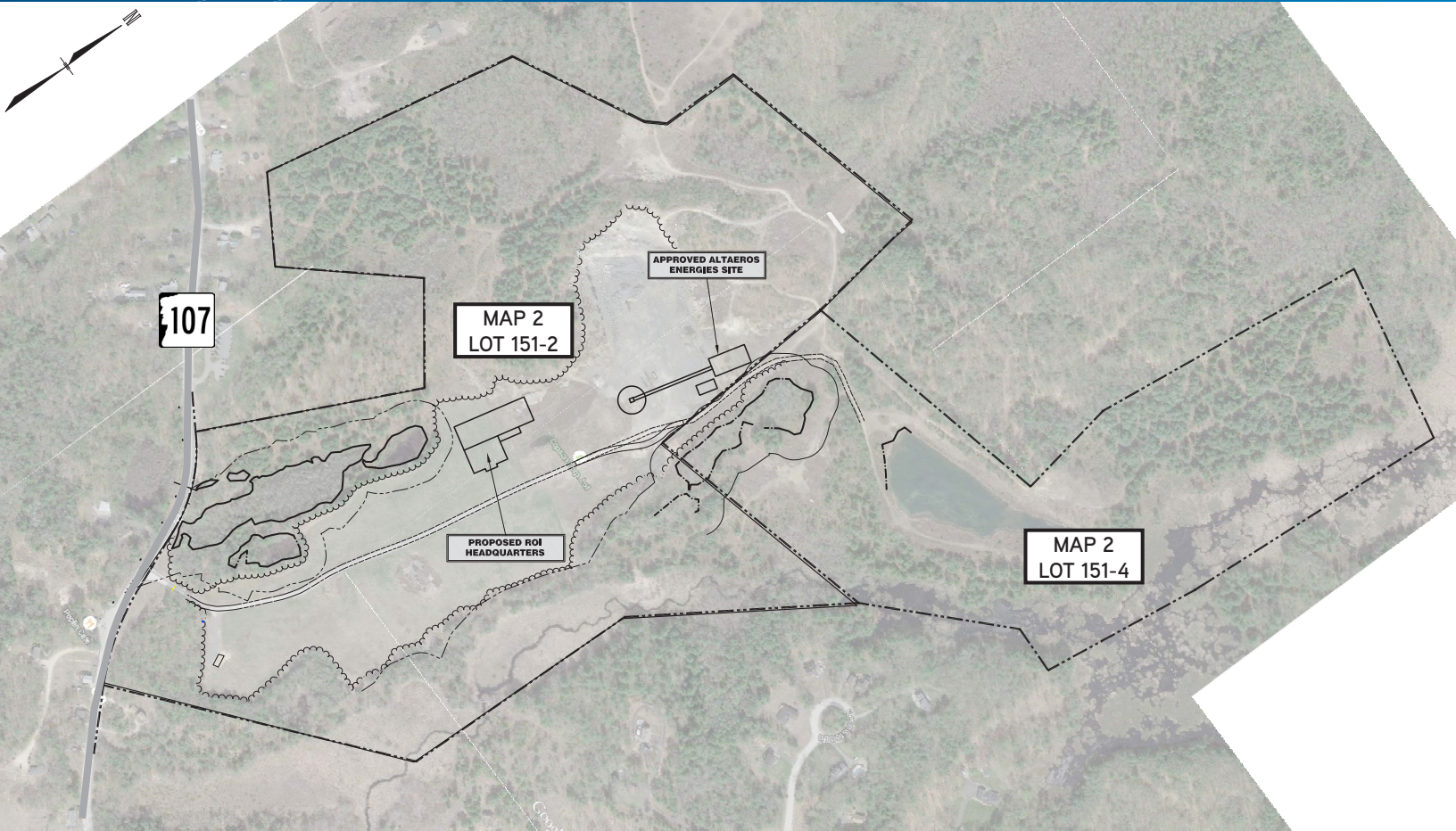


AVAILABLE >

Well-Located Industrial/Commercial Land

662 MAIN STREET, FREMONT, NH 03044



Colliers International | New Hampshire is pleased to present 164.4± acres of commercial land on 2 lots in Fremont, boasting 1,081'± frontage along Route 107/Main Street. Some site work is already complete.

The owner plans to create a business park at the site, including office, R&D, high tech, and industrial users. Altaeros, a high tech company committed to providing telecom services to rural communities, recently ground leased 7± acres to build a test facility and launch pad. Additionally, Ragnar Original Innovation (ROI) is constructing an industrial building with a scheduled completion date of Q3 2018.

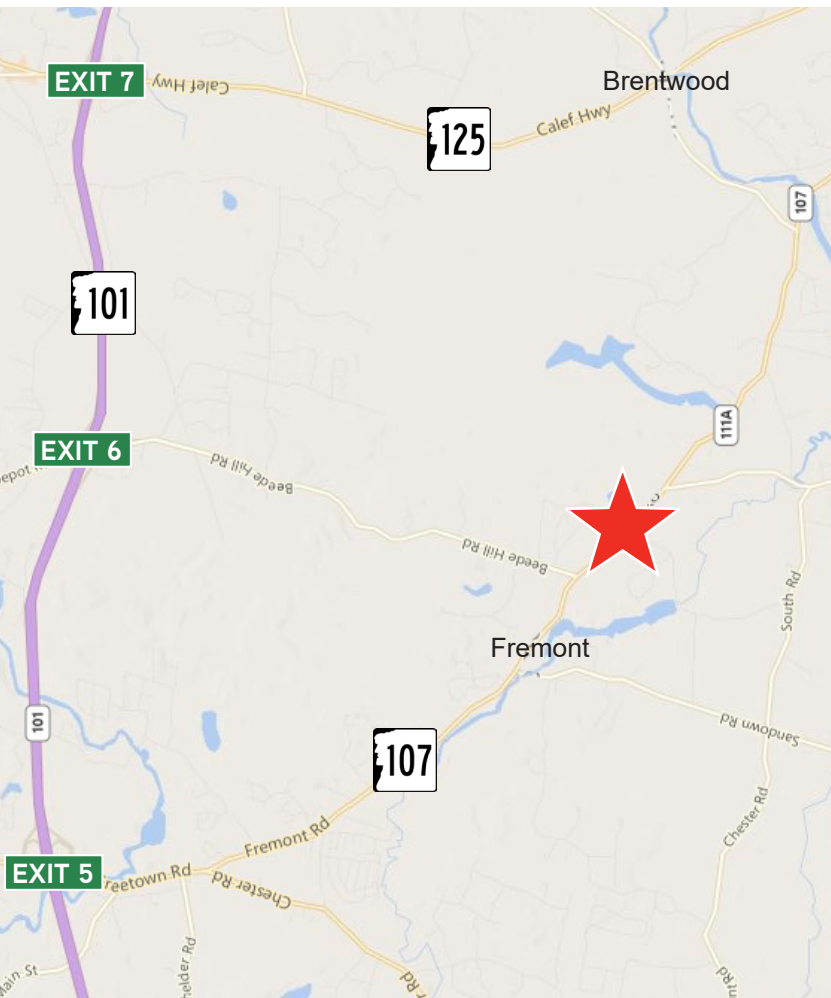
The lot abutting Route 107 is zoned Commercial Highway district, allowing for a large variety of uses including assembly, business group, factory industry, mercantile, residential, and recreational use. The back lot is zoned Flexible Use Residential district, which allows for residential development on individual lots, agricultural use, or commercial use. The lots are in the Economic Revitalization Zone (ERZ), providing the opportunity to qualify for tax credits.

This site is located 6± miles from Exit 5 off Route 101, offering easy access to Manchester and the Seacoast, and 3 miles from Route 125.

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662 Main Street | Fremont, NH



DEMOGRAPHICS | 5 Mile Radius

AVERAGE HH
INCOME



\$102,291

OF
HOUSEHOLDS



9,729

POPULATION



27,219

Source: Esri forecasts for 2017.



Main entrance from Route 107

Snapshot > Development Site

| | |
|---------------------|--|
| Acreage | 164.44± |
| Road Frontage | 1,081'± on Main Street/Route 107 |
| Utilities Available | Private water & septic |
| Zoning | Commercial Highway district Flexible Use Residential district |
| Property Taxes | TBD - part of the site is in Current Use |
| Owner Offers | > Build-to-suit/lease > Ground lease |

CALL BROKER FOR DETAILS

Contact Us

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